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Berkeley. Interior Community Development
Committee.



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*good comparison
of 3 sets of
proposals*

John Hancock

FOR COUNCIL ACTION

The Honorable Mayor
and Members of the City Council

February 25, 1975

Subject: INTERIM COMMUNITY DEVELOPMENT COMMITTEE: BLOCK GRANT APPLICATION

- Attachments:
1. Projects and Budgets as approved by the Interim Committee on February 19, 1975.
 2. Minutes of the Committee meeting February 19, 1975
 3. Write-up on Senior Citizens Sport Activity Fund
 4. Rent Pass-Through in Housing Rehabilitation Programs
 5. Interim Committee's recommendations on BRA
 6. Statement to Interim Committee by John Denton, February 19, 1975
 7. Statement for Housing Programs Recommendations by Henry Pancoast, Chairperson of the Housing Committee of the Planning Commission

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On February 19, 1975, the Interim Community Development Committee met at 1890 Alcatraz Avenue to review the City's tentative approved Block Grant Application. In addition to the Block Grant Application, the Committee reviewed the Proposed Community Development funding package made by councilmembers Hancock and Kelley, and discussed a number of resolutions presented by individual members of the Committee. Attached is the breakdown of the Committee's recommended proposals and their corresponding budget allocations for inclusion in the Block Grant Application. It should be pointed out that the Committee did not vote on individual budget allocations for the projects listed under Housing Programs, but rather voted on the total housing allocation of \$1,551,290 and assigned to Mr. Henry Pancoast as chairperson of the Housing Committee of the Planning Commission the responsibility of assigning specific dollar amounts to the individual housing projects. Rather than attempt to review the actions of the Committee, I have attached a copy of the minutes of the meeting together with copies of separate resolutions passed and statements submitted by individual members.

RECOMMENDATIONS

1. Approve projects and budgets as recommended by Interim Committee in attachment No. 1.
2. Adopt the Interim Committee recommendation with respect to Berkeley Redevelopment Agency (Attachment 4)
3. Approve the recommendation of the Interim Committee concerning payments of stipends for each committee meeting.

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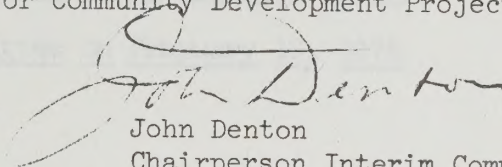
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4. Approve the recommendation for rent control of housing rehabilitated with Community Development funds as indicated in attachment 4.
5. That the City Council advise the Committee of its responsibility with respect to the Housing Assistance Plan which must accompany the Community Development Block Grant Application.
6. Confirm that the Interim Committee is responsible for recommending a permanent Community Development Committee and a Citizens participation apparatus for Community Development Projects.



John Denton
Chairperson Interim Committee
Community Development

Attachments

ATTACHMENT I

Projects and Budgets as approved by the
Interim Committee on February 19, 1975

A. HOUSING PROGRAMS

1. Revolving Rehab Loan Fund (Loan amounts)

Rental Inspection	--	
Pilot Rental Rehab	\$ 190,000	
Seniors & Disabled	260,000	
Model Cities Rehab	400,000	
Emergency Repairs	73,000	
Sub-total		\$ 923,000

2. Prepaid Maintenance	--	
3. Land Banking		10,000
4. Housing Services		
Self-help	25,000 (1)	
Tenant Assistance	50,000	
Other Direct Services	145,000	
Sub-total		220,000
5. Relocation		120,000
6. Housing Trainee		(2)
7. Evaluation (3)		--
8. Study/WBIP/ALTS (4)		25,000
9. Landmarks Preservation		3,000
10. Administrative Costs		250,290
Housing Total		<u>\$1,551,290</u>

(1) \$25,000 from CETA for Handyman Portion of Program

(2) Use \$25,000 in CETA Funds

(3) Make Citizen Participation an integral part of evaluation; funds from administration costs.

(4) See Interim Committee recommendations on BRA/BHA

B. OTHER HOUSING RELATED PROJECT

1. Savo Island Acquisition Project *	\$200,000
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C. PROJECTS TO MEET NEEDS OF SENIORS AND PHYSICALLY DISABLED

1. Sidewalk Wheel-chair Ramps	\$ 43,750	
2. South Berkeley Senior Center	93,000	
3. Senior Facilities Improvement	35,000	
4. Library Services for Seniors & Disabled	40,000	
Sub-total		211,750

D. PUBLIC FACILITIES AND PUBLIC IMPROVEMENTS

1. Child Care Facilities Improvement	25,000
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E. PUBLIC SERVICE PROGRAMS

1. Child Care Project	134,000	
2. Hypertension Project	118,000	
3. Young Adults Project	75,000	
4. Crime Diversion/Child Care/Senior Programs	170,000	
5. Citizens Participation	100,000	
6. Senior Sports	10,000	
Sub-Total		607,000

Total	\$2,595,040
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* Committee recommended that City borrow \$400,000 this year to be paid out of the second and third year Block Grant.

ATTACHMENT II

Minutes of the Committee meeting

February 19, 1975

INTERIM COMMUNITY DEVELOPMENT COMMITTEE
COMMUNITY DEVELOPMENT REVENUE SHARING
MINUTES: February 19, 1975

The meeting was called to order at 8:05 p.m. by John Denton, Chairman. The following persons were present:

Community Representatives

Al Morgan, San Pablo Neighborhood Council
Henry Pancoast, Housing Committee
Glen Harris, NOBBS
Leo Brown, Model Cities
Mildred McNeal, Model Cities
Sammie Robinson, Welfare Rights
M. Shirek, Model Cities
Willard L. Harris, Model Cities
James T. Shaw, Flatlands Neighborhood Association
Dick Santos, Center for Independent Living
Mabel Howard, Harriett Tubman Club
Arjere Johnson, South Berkeley Neighborhood Improvement Council
Hilder Kehoe, Oceanview Committee
Joel Rubenzahl, Savo Island Project Area Committee
V. Fielder, Model Cities
Leo Bach, Human Relations & Welfare Committee
Charles Dorr, Commission on Aging
Esther Gabriel, West Berkeley Senior Center
J. H. Denton, Master Plan Revision Committee
Elvin Littlefield, Model Cities
M. Nicoloff, North Berkeley Neighborhood Council
~~Howard B. Campbell, Commission on Aging~~
Edward Douglas, Jr., West Berkeley Neighborhood Association
Eugene Furitz, Berkeley Tenants Union
Gill Scoggins, West Berkeley Neighborhood Council

City Staff

Victor Brown
Mike Tolbert
Sheliah Coad

Mr. Denton told the committee that there were several resolutions for the Committee to consider together with its recommendations on City Manager budget, and that it was important to get a report back to the City Council.

Mr. Denton read his draft statement, final copies of which are attached and made a part of these minutes. The Committee discussed a number of resolutions, among them were: (1) A resolution on BRA written by Henry Pancoast, (2) A resolution on Rent Pass-Through written by Henry Pancoast. The Committee discussed the City Manager recommendations along with proposals made by Councilmembers Hancock and Kelley, which were alternatives to Council proposal. Vic Brown told the Committee that he had spoken to the City Clerk about stipends. He distributed attendance records of people who have been attending meetings and asked for verification of them. From that list, those members of the committee who had filled out forms and indicated that their gross income was less than \$10,000 would be eligible for stipends.

The staff will prepare necessary papers and stipends will be paid within the next three weeks for December and January. The rate is \$7.50 per meeting with a maximum of 2 meetings per month. Ms. Howard questioned why all meetings attended by Interim Committee Members were not eligible for stipend payment. Joel Rubenzahl pointed out that there were no meetings between December 17th and the end of the month, although there were meetings early in December. Several Committee members inquired on the possibility of being paid for those meetings in December prior to the 17th of December. Vic Brown stated he would look into the possibility of whether eligible Committee members could be paid for the meetings attended in December given that there were no committee meetings between December 17th and the end of December.

M/S/C - M. Howard, S. Robinson - "moved that the Committee approve all members be paid for all meetings attended from the start of the Committee" (19 ayes).

D. Santos - Council said they wanted more specific information on how Committee members voted - should we keep record of how every one votes? John Denton - Not necessary with such a large majority. Mr. Denton read his draft proposal (copy attached). Leo Brown pointed out that Ying Lee Kelley was the councilperson who brought up the matter of the double green light and she should be given credit for it. Ms. Howard - double green light should mean Council and Committee should get together and work out their differences.

Martha Nicoloff expressed concern about Berkeley Redevelopment Agency and would rather have it dissolved and its functions taken over by the City.

Henry Pancoast distributed copies of his resolution on rent pass-through and pointed out that it was not the intent to allow landlords to get a low interest loan to improve their property and then raise the rents to their tenants. Mr. Littlefield pointed out that when any homeowners made any improvements to his property, the taxes would go up. Should encourage people to fix up their homes, not tax them out of them. Mr. Denton said any time you take out a permit, the assessor gets you. Martha Nicoloff - assessment should not increase when doing standard maintenance.

Mr. Harris asked about air rights project. Who was going to administer it? Proposal has been around for long time - \$25,000 is for feasibility study.

Item B-1 Savo Island - \$200,000 - City Council said let BRA give Savo Island money out of tax allocation float. They said they hoped to get it but did not say definitely. Hilda Kehoe - Did City Council approve debt agreement with BRA? Yes. City Council agreed that BRA would pay them back 400,000 to 500,000 that City had put into BRA and Industrial Park. Tacit understanding is that some of that money will be available for Savo Island. Motion in City Council to tie money to Savo Island was defeated Henry Pancoast - other two packages did not have enough for housing. City Manager gives more to staff - not enough to loans. Kelly- Hancock has too large a cut in housing allocation.

F - Urban Renewal money - \$116,000 - City Manager said to protect federal interest. This is not true, but City Manager thought it should be included, just in case.

M/S/C - J. Rubenzahl - M. Howard - "CONSIDERING THAT BRA HAS ON HAND \$204,000 WHICH THEY INTEND TO PAY THE CITY AS PART OF THE DEBT AGREEMENT, THIS BOARD GOES ON RECORD AS STATING THIS MONEY SHOULD GO TOWARD INSURING THE FEDERAL INTEREST IN THE W.B.I.P. PROJECT AND THAT NO MONEY FROM COMMUNITY DEVELOPMENT BE PLACED IN URBAN DEVELOPMENT FUNDS." Passed unanimously.

Resolution on BRA - new housing department will carry on this function.

M/S/C - H. Pancoast - M. Shirek - "ADOPTED THE RESOLUTION ON BRA, COPY ATTACHED - Passed unanimously.

*IO, CM,
+ Kelley-H
anyone*

Item C - Projects to meet needs of Seniors and Physically Disabled - all three packages are same.

Item D - Public Facilities and Public Improvements. \$100,000 designated by City Manager for Public Improvement Fund, this entails street resurfacing, undergrounding, etc. This type of project has previously been funded out of gas tax money. Vic Brown said this money was for things like street resurfacing, undergrounding, tree planting, etc., in areas where housing rehabilitation is occurring. Leo Brown pointed out that this item was not in the Kelley- Hancock package.

M/S/C - Leo Brown - Leo Bach - "THIS COMMITTEE DOES NOT APPROVE OF \$100,000 FOR PUBLIC IMPROVEMENT - ITEM D.1." Passed unanimously

Item E - Public Service Programs - E - 1,2,3, same in each package.

Item E-4 \$250,000 for West Berkeley Project, City Manager eliminated, Hancock - Kelley put back in.

Item E-5 Youth Planning & Symposium Project - City Manager proposed \$31,000. Recreation, Parks and Community Services would be the department that this comes under. Task Force staff is part of that staff. Youth Symposium would be made up of youth from all parts of the City.

M/S/C - G. Scoggins - L. Brown - "ITEM E-4 TO BE CHANGED TO READ CHILD CARE AND YOUTH SERVICES FUNDED AT \$170,000, ELIMINATING SENIOR CENTER AS THERE IS ALREADY A WEST BERKELEY SENIOR CENTER PROGRAM". Passed unanimously.

M/S/C - G. Scoggins - H. Pancoast - "ELIMINATE ITEM E-5, YOUTH PROGRAM AND SYMPOSIUM PROJECT, \$31,000 AS THIS IS COVERED BY ITEM E-4" 2 abstentions.

There was much discussion regarding the Welfare Rights project and two motions were passed.

M/S/ - G. Harris - E. Littlefield - "THAT THE CDRS COMMITTEE GO ALONG WITH THE CITY COUNCIL MAJORITY AND MINORITY AND ELIMINATE ITEM E-6 WELFARE RIGHTS" 11 Ayes, 6 Noes, 6 Abstentions.

M/S/C - H. Kehoe - M. Howard - "THIS COMMITTEE WISHES TO GO ON RECORD THAT FAILURE TO FUND WELFARE RIGHTS PROJECT SHOULD NOT BE TAKEN AS ADVERSE JUDGMENT ON THE PROJECT; BUT A REALISTIC ATTEMPT TO CUT THE BUDGET. THIS COMMITTEE FEELS THIS IS A MUCH NEEDED PROJECT AND SHOULD BE FUNDED FROM OTHER CITY SOURCES". Passed unanimously.

Item E-7- Citizens Participation - Henry Pancoast submitted a budget for approximately \$40,000 to fund a citizen participation group based on the present CDRS committee set up.

G. HARRIS - H. PANCOAST - "MOVED TO ALLOW \$50,000 FOR CITY WIDE CITIZEN PARTICIPATION PROJECT" - M. HOWARD AMENDED MOTION TO READ \$100,000" AND THIS AMENDMENT WAS ACCEPTED.

M/S/C - "INCLUDE A CITIZEN PARTICIPATION CITY WIDE PROJECT TO BE FUNDED AT \$100,000" Passed unanimously.

Item 8 - Programs for Model Cities areas - \$80,000.

M/S - L. Brown - E. Littlefield - "THAT THE \$80,000 BE USED TO BUILD A SENIOR CENTER AND HYPERTENSION CLINIC IN SOUTH BERKELEY".

John Denton, Chairman, ruled that this could not be voted on at this time because the project was not specific.

Senior Sports Project - \$10,000 - 21 ayes, 1 no, 1 abstention. Material describing project to be included in package.

M/S/C/ - M. Shirek - H. Pancoast - "\$25,000 in B-3 FOR SOUTH BERKELEY DISPOSSESSED DEVELOPERS PROJECT BE ELIMINATED" 16 ayes, 2 noes (M. Howard wished to go on record as being opposed) 4 abstentions.

M/S/C - J. Rubenzahl - G. Harris "IN OUR DELIBERATIONS WE HAVE TAKEN INTO ACCOUNT ADMINISTRATIVE COSTS OF EACH PROJECT, THEREFORE SEE NO REASON TO ADD INDIRECT COSTS (ITEM G) OF \$331,290, SC ELIMINATE THIS" 22 ayes, 1 abstention.

M/S/C - J. Rubenzahl - H. Pancoast - "\$400,000 BORROWED FROM NEXT TWO YEARS (\$200,000 per year) FOR SAVO ISLAND WAS NOT REFLECTED IN FIRST REPORT - THIS IS OUR INTENTION. 1 abstention

M/S/C - L. Brown - G. Harris - "TOTAL PACKAGE TO READ

A. \$1551,290

B. 200,000

C. 211,750

D. 25,000

E. 607,000

\$2,595,040 TOTAL" 22 ayes, 1 abstention

M/S/C - E. Turitz - J. Rubenzahl - "THIS COMMITTEE ADHERES TO
RESOLUTION PREVIOUSLY PASSED CONCERNING RENT CONTROL" 16 ayes,
1 no, 5 abstentions.

Meeting was adjourned at 11:00 p.m.

ATTACHMENT III

Write-up on Senior Citizens Sport Activity Fund

SENIOR CITIZENS' SPORTS ACTIVITY FUND

Total \$10,000 CDRS Funds

2,000 purchase lawn bowling equipment, provide storage space, locks and keys.

500 Informational material, flyers, publicity.

5,000 Part-time instructors

500 Land use plan to develop land surrounding the South green with Senior Citizen Recreational facilities and park area. (suggested - horseshoe pit, benches, picnic area, checker and chess tables and equipment)

2,000 Grant money to implement above land use plan.

CDRS Committee Recommends that the Berkeley City Council take the following action:

1. Assess each non-resident member of the Berkeley Lawn Bowling Club - \$375. annual greens use fee.
2. Bill the Berkeley Lawn Bowling Club for landscaping, gardening, and other maintenance costs for the leased plot of land on which the BLBC Clubhouse is situated.
3. Above collected monies to be placed into a special fund divided as follows:
 - a. 50% to be used for Senior Citizen Sport activities.
 - b. 50% to be placed toward development of a neighborhood and district park at the Corporation Yard site.

COUNCIL ACTION REGARDING LAWN BOWLING AT MEETING OF MARCH 7, 1972

The following actions were taken:

1. The north lawn bowling green and the adjacent City owned lot and a half be immediately converted to a neighborhood mini park
2. The south bowling green be designated for public lawn bowling with a review at the end of one year; the Director of Recreation and Parks will recommend to Council procedures for evaluation at the end of the year
3. The club house facility be designated as a recreational facility for recreational activities on a permit basis (activities will be defined by the Director of Recreation and Parks)
4. The staff be authorized to re-negotiate the agreement with the Club; that such negotiations take place on the basis of recommendation #3
5. The Recreation and Parks Department be instructed to undertake with the community a development plan for the north green and City lot and a half; that the neighborhood look into parking facilities open in the neighborhood that the neighborhood will be asked to indicate to the City Council their preference regarding inclusion of the parking lot in the expanded park plan
6. The City Manager be instructed to present proposals with the budget based on his ideas regarding a bond issue, public subsidy or other plan whereby the City Corporation Yard could be moved over a period of years using Capital Improvement funds or some other sources
7. That the City will provide free equipment and instruction; that informational articles will be made available to the media; that flyers emphasizing the activity is free will be placed in Senior Centers and City Recreational Centers; that there will be a voluntary sign up sheet maintained for use in evaluating the program at the end of the year
8. The City staff is to review the total recreational needs of the community during the planning and development of the expanded park area and make recommendations as to future expansion or contraction of public lawn bowling facilities

BERKELEY LAWN BOWLING CLUB

MEMBERSHIP DISTRIBUTION

OF BERKELEY RESIDENTS

BERKELEY
ALAMEDA COUNTY
CALIFORNIA

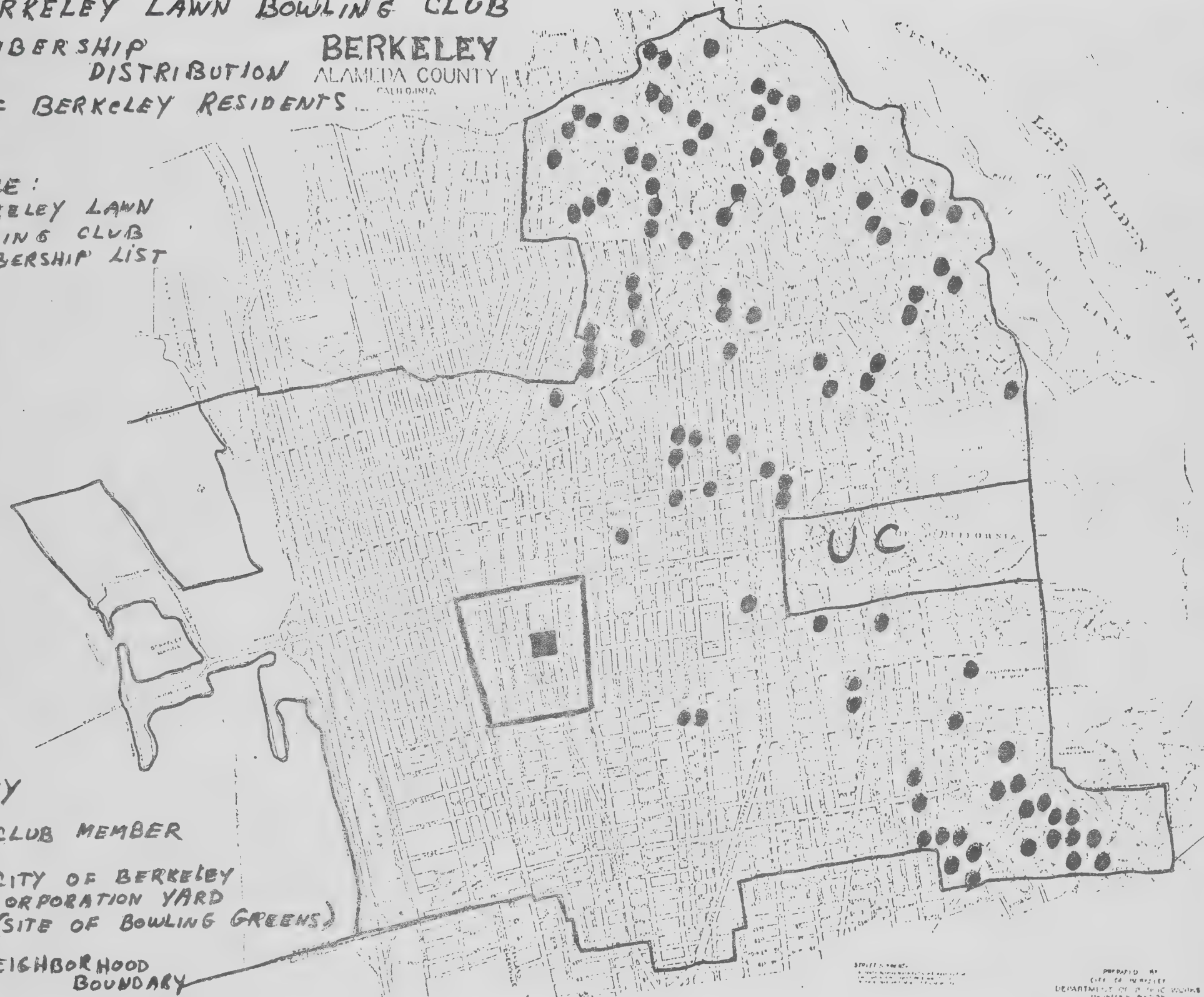
SOURCE:
BERKELEY LAWN
BOWLING CLUB
MEMBERSHIP LIST

KEY

● CLUB MEMBER

■ CITY OF BERKELEY
CORPORATION YARD
(SITE OF BOWLING GREENS)

NEIGHBORHOOD
BOUNDARY



STREET NAME

PREPARED BY
CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

MAJOR AREAS OF PARK DEFICIENCY 1972

- LEGEND:**
- S PARKS SCHOOLS
 - P PROPOSED MINI-PARKS
 - ONE OR MORE AGE GROUPS RELATIVELY WELL SERVED BY PARKS
 - AREAS NOT SERVED
 - PRIORITY AREAS FOR FUTURE MINI-PARKS



ATTACHMENT IV

Rent Pass-Through in Housing Rehabilitation Programs

RESOLUTION ON RENT CONTROL FOR HOUSING REHABILITATION PROGRAM

RESOLVED that the following recommendation submitted by Henry Pancoast Chairman Housing Committee of the Planning Commission be approved with the modification that it be strengthened as per the resolution approved at the Community Development Revenue Sharing meeting January 16, 1975, to wit:

"...Funds spent in rental housing would have a rent control requirement attached..."

Statement prepared by Henry Pancoast, Chairman, Housing Committee of the Planning Commission - Rent Pass-Through in Housing Rehabilitation Programs.

A. The present city policy on the municipal loan guidelines adopted on December 17, 1974 is:

Owner-landlords shall, upon application for a City loan, agree that upon receipt of a loan from the City of Berkeley, such owner-landlords shall not pass on in the form of rents or other charges more than the total cost of loan interest payments and tax increases as a result of the rehabilitation. The owner-landlord will be advised that the tenants are to be notified of the conditions of the loan. Loans to absentee landlords will be made to cure code violations only. Interest and tax increases attributable to the receipt of the loan should be prorated equally over the period of the loan. It is the intention of the City of Berkeley to minimize rent increases resulting from rehabilitation.

B. The Community Development Block Grant funds are to help the low and moderate income people of Berkeley- not to give below market interest loans to landlords.

IC Recommendation: The benefits of the Community Development Block Grant Rehabilitation programs should be passed on to tenants in keeping with the city policy on the Municipal Loan Guidelines.

ATTACHMENT V

Interim Committee's Recommendations on BRA

February 19, 1975

To the Honorable Mayor
and Members of the City Council

Subject: INTERIM COMMITTEE'S RECOMMENDATIONS ON BERKELEY REDEVELOPMENT
AGENCY (BRA) AND BERKELEY HOUSING AUTHORITY (BHA)

The CDRS Interim Committee has no confidence in the present BRA management. For this reason we recommend that no CDRS funds be allocated to BRA for the WEST BERKELEY INDUSTRIAL PARK (WBIP). If the City Council desires to continue to support this project it should do so with general funds. A study should be conducted of what to do with WBIP.

The BRA/BHA now operate as autonomous bodies a step removed from political responsibility to the Council. In the words of the A.D. Little report:

The redevelopment Agency and Housing Authority now operate outside the City Manager's sphere of influence in most areas. This results in some duplication of administrative activities and makes coordination with related departments somewhat difficult. State statutes do not preclude the placement of staff in these units within the jurisdiction of the City Manager if the City Council desires. Thus, the current structure is one that has been chosen by the city. (A.D. Little 3.0 Organizational Structure pp14)

But it is not clear that BRA/BHA are responsive or responsible to anyone. This lack of political responsibility results in administrative inefficiency. These agencies should be brought under the administrator who is subjected to the most immediate, unremitting, stringent public scrutiny--the City Manager. The BRA/BHA functions and staff (with pruning) should be brought into the new Housing and Community Development Department. Public agencies and public officials benefit from being held responsible to the political process and public opinion. This is not only democratic but also efficient.

RECOMMENDATIONS

1. Dissolve the Redevelopment Agency (BRA) and Housing Authority.
2. Reconstitute the City Council as the Redevelopment Agency.
3. Transfer BRA and BHA functions to the new Housing and Development Department.
4. Conduct an audit of BRA-BHA.
5. Eliminate the federal interest in the West Berkeley Industrial Park. Do not use CDRS funds for this purpose. Direct a staff study to find the best way to eliminate this federal interest particularly the use of tax allocation bonds.
6. Establish a West Berkeley Project Area Committee to plan what should be done with WBIP. This committee should have strong neighborhood representation.
7. Assume BRA's commitments to the Sausalito Project Area Committee. Keep them as the prime developer of this project.

ATTACHMENT VI

Statement to Interim Committee by John Denton,

February 19, 1975

f b 7

JOHN DENTON'S STATEMENT TO INTERIM CDRS COMMITTEE--JANUARY 19, 1975.

At our last meeting we approved, by a close vote, a CDRS budget which exceeded available funds and which was inconsistent with earlier votes taken during the Committee's many previous meetings. At the time we had been in session about 4 hours without a break and we voted hurriedly because we feared we were about to lose our quorum. That vote gave a false impression of serious division within the Committee and I welcome this opportunity to set the record straight. What we and the Council can learn from this is the importance of providing citizen committees with adequate time to do their assigned tasks.

In reviewing our previous work, we see our major problem to have been understanding the meaning of the City's actions with respect to the South Berkeley Model Cities Program. Without explanation and apparently with the tacit consent of the Council majority, Model Cities was merged into the Community Development Program before this Committee was activated. Apparently this was not through any dissatisfaction with the present Model Cities' program since the CDRS budget proposed by the City Manager provided for each of them but instead was aimed at dissolution of the citizen participation aspects of Model Cities. In spite of our request to the City Manager and the City Auditor for evaluations of the Project to which we could refer in evaluating the City's decisions, none was provided to us.

Our earlier votes show we strongly support citizen participation and had voted to provide for a city-wide citizen participation process with CDRS funding. I hope we will unanimously reaffirm our earlier stand on this issue.

In contrast to the City's action merging Model Cities into the CDRS program, the City apparently intends to leave Berkeley Redevelopment Agency in its almost completely autonomous position. Our prior votes show we believe it should be merged into City government, with the City Council assuming the role of the redevelopment agency.

What the City does with respect to redevelopment is of major importance for the Sava Island Housing Project to which this Committee has given its strong support. The Council majority in reviewing our recommendations eliminated our allocation of funds for Sava Island, apparently on the grounds the City would receive funds from BRA which it could then allocate to Sava Island. Our votes show we disapprove of this because 1) it leaves in limbo financing of this needed housing and 2) it lends strength to BRA's use of tax allocation bonding to raise funds for its activities---a device which seriously erodes the tax base in Berkeley. I hope we can reaffirm unanimously our earlier votes on these matters.

Finally I must report the Council majority has rejected the concept of the double green light to which the Council had earlier made a firm commitment. A spokesman for the majority stated that the Council could not so disable itself. As you know, this is a mis-statement of the meaning of the double green light---no one had ever contended it was more than a policy statement. However, it was a policy commitment on which the members of this Committee relied in devoting many hours to this work. I know we regret the Council majority's earlier action on our recommendations and on the double green light. I hope we can expect better treatment from them when the Council reviews the recommendations we will be making this evening.

ATTACHMENT VII

NOTE: STATEMENT APPEARING IN THE ATTACHMENT
WAS NOT DISCUSSED AT INTERIM COMMITTEE MEETING,
FEBRUARY 19, 1975, BECAUSE OF COMMITTEE'S

ADJOURNMENT

Statement for Housing Programs Recommendations by
Henry Pancoast, Chairperson of the Housing Committee
of the Planning Commission

February 19, 1975

Prepared by Henry Pancoast, Chairman of the Housing Committee,
Planning Commission.

Subject: Statement of Housing Programs Recommendations.

Note: Statement was not discussed at Interim Committee meeting,
February 19, 1975, because of adjournment.

A. Recommendations on HOUSING PROGRAMS

1. Administrative Costs.

- a. Interim Committee agrees with City-Manager (C-M) that housing should be the top priority and that bulk of Community Development Block Grant funds should be spent for housing. But we also strongly feel that housing, not staffing, should be the top priority. A budget of \$521,250 to administer \$856,750 in direct assistance housing funds seems excessive.
- b. Council should carefully examine C-M's recommendations on administrative costs in three regards:
 1. To what extent there is simply excessive staffing period.
 2. To what extent is some of this funding going to overseeing existing functions or duplicating existing functions. Is there any danger of the city violating the federal regulations about "maintenance of effort"?
 3. How much staffing, planning, overhead, and "indirect costs" should come from the CD Block Grant and how much from general funds?

Interim Committee Recommendations (IC) -- Produce a table of organization for all housing projects so that administrative costs do not run higher than 15% of the total of direct assistance funds. Anything above this should come from other City sources. Fund the administrative items identified as "Planning and Admin." from general funds. (1) Reduce the program staff and overhead funds to bring them into line with the 15% guideline. (2)

2. Residential Rental Inspection Project

- a. Municipal housing code enforcement often leads to rent increases, tenant moves to lower cost housing, evictions, and reduction in the low cost housing stock, and thus may harm low income tenants more than it helps them. Berkeley needs a tenant oriented approach to code enforcement which would recognize these defects and not permit "market realities" -- i.e. owner's economic capabilities and motivations -- to dictate enforcement practices and policies.
- b. The reference in the C-M's report to "maximum compliance with the codes" ignores the potentially harmful impact on low income tenants.
- c. Any accelerated program of rental inspection in Berkeley should include:
 - 1) explicit procedures for flexible enforcement of housing code
 - 2) explicit safeguards to insure control of repair/ rehab cost pass through to renters

(1) See column #1 -- C-M's Housing Budget, dated Jan. 28, 1975 (attached)

(2) See column #2 and #3 -- C-M's Housing Budget, dated Jan. 28, 1975 (attached)

2. Residential Rental Inspection Project

- c. 3) Departmental definition of enforcement approach to recalcitrant owners.

IC Recommendation: Since the proposed Residential Rental Inspection Project does not have these safeguards and explicit procedures to protect low income tenants, eliminate it.

3. Pilot Rental Rehabilitation Project.

- a. Original staff housing proposals recommended establishing a new pilot rehabilitation area.
- b. IC response was that Berkeley has shown in the FACE program that it can rehab owner-occupied homes and duplexes so that any additional such program would not be a "pilot" program. Currently in the three pilot neighborhoods Berkeley is trying to find out if a program of voluntary rehabilitation assisted by city loans will work in neighborhoods containing a mixture of owner-occupied and rental units of up to 4-units. If we are to establish a new "pilot" program it should be one to find out how to rehabilitate multiple rental units in predominantly rental housing areas.

IC Recommendation: Establish a pilot rehabilitation project for rental housing.

4. Relocation.

- a. City policy should be to keep demolitions and relocations to an absolute minimum. When demolition is unavoidable relocation funds should be used in the imaginative way Model Cities has done to finance on-site replacement housing.
- b. The Central Relocation Agency should be located in the services division of the New Department of Housing and Community Development.
- c. The IC, the Housing Conservation Task Force, the Planning Commission, and the Housing Committee of the Planning Commission support this recommendation.

IC Recommendation: Bring the Central Relocation Agency into the Housing and Community Development Department.

5. Emergency Repair Project.

- a. Budgeting \$84,700 to administer \$100,000 of loan funds seemed excessive.
- b. Much of the necessary work for ascertaining the need for emergency repair is already being done by Inspection Services and the Housing Advisory and Appeals Board.

IC Recommendation: Allocate emergency repair funds to this project. Significantly scale down or eliminate the administrative overhead costs.

6. Land Banking.

- a. IC endorsed concept of land banking in the housing program.
- b. CM has scaled it back to a study for first CDRS year.
- c. In the event loans are not made at the projected rates it might be useful to be able to re-program funds into land banking to expend funds within federal time deadlines.

IC Recommendation: Conduct the land banking study. Allocate \$10,000 to establish a land banking fund.

7. Self-Help Assistance.

- a. CM Report #73-70 on Housing Conservation estimated costs of \$26 million to rehabilitate only single family homes in South and West Berkeley. Since Berkeley does not have such huge resources ways must be found to hold down cost of rehabilitation.
- b. Self-help which assists residents to perform their own rehab is one way to reduce the astronomical costs of upgrading the housing stock.

IC Recommendation: Establish a Self-help unit in the Housing Services Project. Fund the Handyman Trainee portion of the project with CETA funds and the remainder from the CD Block Grant.

8. Evaluation.

- a. Evaluation of CD Block Grant Housing Programs involves social impact as well as performance efficiency.
- b. Citizen participation is a necessary ingredient for measuring social impact.
- c. Citizen participation should be an integral part of the evaluation of CD Block Grant Housing Programs.
- d. This citizens' group, responsible to the City Council, should have direct links to the Department Chief staffing the citizens' body and the Council.
- e. To keep the top appointed and elected officials informed of the progress of housing programs this watchdog body should have a status on a par with such bodies as the Planning Commission and Board of Adjustments.

IC Recommendation: Establish a strong citizens' participation body with responsibility for evaluating and monitoring on-going CD Block Grant Housing Programs.



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